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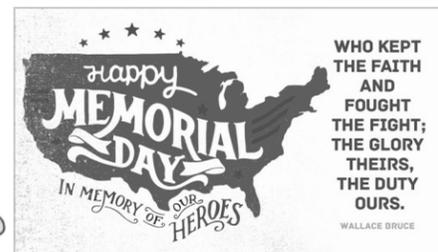
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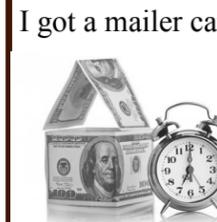
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Privileged information about your real estate

THOUGHTS FROM DON...

Do you ever wonder just how stupid do they think I am? The IRS is calling asking for my credit card to keep me out of jail...my grandson has been arrested and needs me to send money right away...a Nigerian prince wants to use my bank account to store a small fortune and for the use I can keep most of it...and it goes on and on doesn't it?



I got a mailer card the other day from a real estate person that wants to sell my house and if it does not happen he will just buy it from me, a guaranteed sale, right? Well, it sure is but with a few catches along the way. I list at his low price and after 30 days if it has not sold drop the price another \$5,000, and that goes on for drops every 30 days for 3 more months and then if not sold he will buy it at the really low price he proposed in the beginning. Well...why not just give it to him in the first place and get on down the road instead of being drug out all these months... His deal is worse than the Nigerian guy's. Be careful my friends.

While I am thinking about it...a quick story from a few years back...I have been meaning to share it with you for a long time and just never got around to it. Kati saw an ad in something that there was going to be a CPR class here in the neighborhood and insisted that we go for it. We had taken one years back when the kids were small and some things had changed...so...we signed up. Several reasons why I am glad we did. One being that one does not have to lock lips anymore and I consider that wonderful considering that person needing help most likely will not be a Playboy Bunny. Another part of the class was how to perform the Heimlich procedure for choking...it had not changed but was good to take the refresher, and here is why...About three months after the class we were in the RV camping in Durango Co. One evening a bunch of us were outside enjoying a great meal under the stars. All of a sudden from the far end of the table there was a disturbance. I go down to see what is going on and one of our friends, a dentist from Houston and a very large man, could not breath at all. My retired coach friend was holding him from behind just to keep him from falling...I clasped his hands around him as we were instructed and had him do the hard jerk into the stomach area...it took a few times but out flew what ever was lodged. That was the first time I had ever seen the Heimlich in action...believe me it works and he ended up fine. Now the saga continues...the very next day four couples of us went golfing, the girls foursome and the guys foursome behind them. We get to the turn and some of the ladies and guys went to the club house...Kati and I were at the ten tee box in separate carts when all of a sudden she gets out and comes running towards me holding her hands to her throat. I thought she was kidding me about the night before...I asked and she shook her head "no" this is for real. I grabbed her from behind and told her if she was kidding around to tell me now because I was about to hurt her. It took three or four pulls to get it out. I can tell you I have never been so scared...and I thank God every day for directing us to that CPR class. I swear this is a true story and it happened twice in two days, never before, nor after...and I hope never again...The point of me sharing this with you is to try and get you to go take the class. Don't wait too long...it is only a couple of hours out of your day...and it could save a life. Thank goodness I was made to go....Please go my friends... you will be glad you did.

Learn  
**CPR**  
Save Lives

Thanks for letting me be a part of your Sun City family, Don

## Pet Corner



### Meet "Smokey"

We featured Bandit a few issues ago and are pleased to now include her sister Smokey! Bandit is also a rescue and happily resides with the Beavers in Neighborhood 13. We are happy to feature Smokey as May's featured Pet of the Month! He will receive a \$20 gift card, compliments of Georgetown Pet Spaw and Boutique!

**If you'd like your PET featured in our newsletter email me by April 9th and perhaps your Fur Baby could be our next winner!**

#### Top Five Reasons to Adopt a Pet

**Buying a pet can easily cost \$500 to \$1,000 or more.** Adoption costs range from \$50 to \$200, depending on whether the pet comes from the city shelter or a rescue group that has spent money on boarding, vets and grooming.

**A pet purchased from a pet store is a complete unknown.** And, once you walk out of the store, you are on your own. Most pet stores don't provide any support if you have questions or problems with your new pet. When you adopt, especially from a rescue group, you know what you are getting because the group has a history on the animal. The rescue group will also help you through the familiarization period because they are invested in providing a good home for that animal.

**When you adopt a pet, you are saving a life.** When you buy a pet, you not only deny a homeless pet a home, you are supporting an industry that thrives on short-changing the welfare of animals. Puppy and kitten mills (which sell to pet stores) are in business to make a profit, so they churn out puppies and kittens as fast as they can. These animals are often in ill-health and have problems like poor socialization skills due to lack of human companionship and genetic defects due to inbreeding.

**If you adopt, you get your choice of any age.** Though puppies and kittens are cute and cuddly, they can also be a handful. An adult or older pet may be a better fit for you. For example, adopting an adult dog who's already house-trained and knows basic cues is often much easier than adopting a puppy, who must be taught these things.

**You get just as much love (if not more).** An adopted pet is every bit as loving, intelligent and loyal as a purchased pet, even if you get an adult or older animal.

Why not visit the Williamson County Animal Shelter today to find your new family member?  
1855 S.E. Innerloop, Georgetown, TX

Do you have friends looking for an awesome Pet Friendly community? I'd love to help them find their Sun City dream home!

**Christina Roberto, REALTOR®**

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Not everyone can be a homeowner.

Some people don't want to be one, but many people do. That's why homeownership is at record levels. Interest in owning a home has been spurred by historically low interest rates. Of course, the traditional reasons—including a desire to own a place of your own continue to inspire soon-to-be homeowners.

**You Can Take Pride of Homeownership** — You'll have a place that is uniquely 'yours' that you can customize – from paint colors to major remodeling projects and ramp up energy efficiency too for those utility bill savings.

**Your Monthly Payments Will Remain Stable** — With fixed-rate mortgages, your monthly payment will stay the same for the entire period of the loan, making it easier to plan and budget – whereas rental rates may rise over time. By locking in a fixed monthly payment you have just taken a huge step in protecting your family against inflation.

**You Have the Opportunity to Create Equity and Stability** — Owning your own home may be a great way to create equity for the future and provide stability and security for you and your family

**No Landlord Can Kick You Out** — Or raise your rent. In fact, you don't have to speak to a landlord ever again. If you are the homeowner, then you are in charge.

**Build a Second Income Stream** — Take in a tenant and let The Stacy Group manage your home. Whether a vacation, pre-retirement or investment home, why not make money when you are not using the house for yourself.

Based on home prices, mortgage rates and increasing rents, there may have never been a better time in real estate history to purchase a home than right now. Whether new or resale, big or small, golf views or interior lots, here a few reasons you should consider buying a home:

**Supply is Shrinking** — With inventory declining, the home of your dreams may be gone or difficult to find going forward. There are buyers in more and more markets surprised that there is no longer a large assortment of houses to choose from. The best homes in the best locations sell first. Don't miss the opportunity to get that 'once-in-a-lifetime' buy.

**Interest Rates are Projected to Rise** — The 30-year mortgage interest rate have increased since last year and continue to rise.

**Kelly Bartko, REALTOR®**

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## How did I Get Here?

My Mom and Dad moved into Sun City in 1995 when I helped them pick out a lot in neighborhood 2. They were very excited to be part of growing Sun City along with the other 150 residents at that time, back when Del Webb had great parties at the legacy pavilion for everyone. (That's when I would make sure I was visiting).

I would come into Sun City twice a month to see my parents and how Sun City was developing since I lived in the Dallas area at the time.

My Mom, Ruth Niedermeier, became the basket weaving teacher at the Fabric and Fibers Room.



Dad, Art Niedermeier, became the pottery teacher, so both were both involved in the social aspect of Sun City.



My Mom, passed away in 2007 and has been dearly missed by all who took classes from her. My Dad is still going strong, retired from teaching pottery and turned his interest to power carving. He is still golfing twice a week and staying very active.

I finally arrived in Georgetown to be close to my Dad by working in Sun City at The Stacy Group in 2014. I am thoroughly enjoying working in this beautiful community.

The Stacy Group is the most knowledgeable and caring real estate office to work for. And, did I mention—location. The Stacy Group is the only real estate company allowed to office inside the neighborhood because our concentration is Sun City, giving you the expert knowledge you deserve.

So no matter what your needs are...new, resale, or rental homes...no other company can assist you more...Come see us...We really do work as a team and I love working for this great company.

Call us today for a free CMA – Comparative Market Analysis

**Jan Schmidt, REALTOR®**

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Jan@thestacygroup.com



Did you know that all of our Stacy Group Listings are also on our Facebook page? This is great advertising for our sellers and also lets you have another source to see what is out there.

Follow us at:

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## Sun City Stats

Sun City Stats for March  
As of April 9, 2018

MLS Homes sold in March - 40  
Average Sold price - \$280,500  
Average \$/SqFt - 164.24  
Average Days on Market - 95  
Homes Waiting to Close - 52  
Homes for Sale - 98

The kids are coming...the kids are coming...

I see many potential buyers and they come up with all kinds of rumors.

Since summer is just around the corner and many children will be visiting...let's start with visiting minor children. This one always brings a chuckle when the question is posed. Most common is... "I heard children can only stay for 3 days", or "Children are only allowed to stay for a total of 2 weeks for the year". I smile and give them the following information...

#### COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUN CITY TEXAS

3.1 ...**No person under 19 years of age shall stay overnight in any Dwelling Unit more than 90 times in any calendar year.**

There is no limit to the consecutive number of days in a row nor is there a limit on the number of times in a year a child may stay during their visit; as long as they do not exceed 90 times per year. Also, this restriction is not inclusive to a group of minors...it is written as a "person under 19 years of age". So if you have more than one minor in your life they have their very own set of 90 days.

Then I pose my own question...do you want them for a whole 90 days?...Often the response is made with a wide-eye quick response... and if they are a couple, it is in unison... "NO!"

I personally like to string it out with many rest periods.



**Charlotte Hokensee, REALTOR®**

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Below are The Stacy Group's current listings as of 4/7/18

<u>Street Address</u>	<u>Model</u>	<u>Sq.Feet+or-</u>	<u>Price</u>
105 Plover Pass (contract pending)	Cowan	931	185,000
110 Eisenhower	Mariposa	1092	220,000
121 Mill Creek Path(contract pending)	Mariposa	1099	219,900
820 Hamilton	Noir Coast	1318	255,000
201 Ranier Ln (contract pending)	Primrose	1328	229,900
195 Trail Rider Way(contract pending)	Angelina	1356	225,000
107 Bass St (contract pending)	Medina	1442	229,500
723 Salt Creek	Breckenridge	1467	228,999
110 Sunflower (contract pending)	Medina	1422	259,950
125 Trail the Flowers	Cypress	1573	250,000
306 Rosecliff (contract pending)	Cambridge	1564	289,000
412 Deer Meadow (contract pending)	Cambridge	1660	330,000
518 Farm Hill (contract pending)	Bayberry	1597	270,000
133 Blazing Star (contract pending)	Dickinson	1654	249,900
205 Bartlett Peak (contract pending)	Surrey Crest	1712	339,000
206 Rosecliff (contract pending)	Andover	1850	279,900
304 Whispering Wind	Andover	1850	272,500
202 Prairie Creek (contract pending)	Vernon Hill	1880	369,900
102 Lost Peak	Vernon Hill	1889	330,000
109 Coffee Mill (contract pending)	Vernon Hill	1904	359,000
125 Warbler Way	Trinity	1915	304,900
110 Egret Cove	Trinity	1919	292,000
115 Six Flags	Trinity	1924	315,000
119 Camp Dr	Williamson	2005	329,900
110 Saddle Tr	Williamson	2026	309,900
202 Bluestem	Martin Ray	1944	379,900
110 Guadalupe	LaSalle	2070	340,000
112 Piedmont Lane	LaSalle	2070	365,000
700 Dawson Trl	LaSalle	2070	385,000
514 Dove Hollow (contract pending)	LaSalle	2070	425,000
315 Rosecliff	Lexington	2072	302,900
120 Ruellia Dr	Pecos	2147	324,000
211 Armstrong	DeVaca	2154	369,000
410 Pipe Creek	Morningside	2581	429,000
111 Timber Hitch Ct	Coronado	2598	445,000
107 Blacksmiths	Colorado	2651	485,000
210 Trail of the Flowers	Crockett	2794	509,900
202 Cowan Creek (contract pending)	Austin	3144	595,000
100 Venus Lane	Custom	3100	730,000
303 Stardust Lane	Custom	3295	880,000



"Boost Your Mood with Color!!"

---Want to feel calmer before bed? Happier at the breakfast table?---Then add these great hues to your home!

1. What can color do? We all have natural reactions to color---a clear blue sky can make you feel more peaceful; a bunch of daffodils, more optimistic. Colors in your home CAN impact your mood. Red for instance tends to be stimulating & blue calming. How pure & bright a shade is---comes into play also.....

2. Energy: Red & Violet  
These 2 stimulating colors boost your energy level by causing your body to pump out more adrenaline. These high energy colors are especially good in home offices, entryways & staircases. If you want to feel inspired, not wired---add just a touch here & there.

3. Happy: Green & Yellow  
Want to feel more upbeat? Bring in the colors of sunshine & spring fields. Add a new rug or paint the ceiling to create a sunny feel. Green is an especially good pick to brighten rooms---toss some celadon colored pillows on a sofa or display your favorite black & white photos in a large, bright green picture frame.

4. Calm: Blue  
Blue is a very soothing hue---it's the color of the sky & sea. Because the color is relaxing---feel free to use it more liberally than happy or energizing colors---blue will work in any room where you long to feel less stressed---be sure to stick with soft, muted blues to soothe & calm.

\*\*\*I painted my master bedroom ceiling a pale sky blue & I love, love, love it!!!!!!\*\*\*

**Roxanne Rylander, REALTOR®**

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*Time really does fly...*

Last month I wrote about my upcoming Grandchild. It is really difficult to tell at this time how much of the pallet is affected so we continue to prepare for the worst and pray for the best. At their latest specialist appt., it appeared at least the hard pallet is. I feel blessed that so many of you are keeping our little joy in your prayers.

This month, I write about my baby girl making me an empty nester. Different story, but another emotional one for me. Some of my friends are looking forward to this, I however am a blubbering mess.

I become a mother for the first time at a pretty young age, I was just 21. That is when we had our son that is about to be a father. Then we had my second child, another boy, 3 years after. Then my third, the girl. I have been a mom with a child at home with me for the last 26 years. I am not really sure what I am going to do with just my husband (LOL). I have no doubt that I was put on this earth to be their mother and that it was the best thing I could have ever done. I am sure I made mistakes and didn't get it all right. But I don't think a day has gone by in their lives that they haven't felt an abundance of unconditional love---so that I did do right. I just don't know how 26 years went by so darn fast. I didn't realize it at 21, but dang---those little one's take a lot of energy and it was good that we started young. God definitely had a plan for me. We were the house that was happy to have a slew of boys over to play a game of water baseball or have the girls come over for dress up and make-overs and hide-n-seek games.

When my daughter Madi was born---8 years from the first---we thought we would have a long time to enjoy each of these moments. You know, have kids at home FOREVER... But dang it, somehow she is graduating from high school on May 26th and headed off to A&M this August. This pure joy of mine has made me so proud. She not only looks like an angel with her blonde hair and bright blue eyes, but she wants to be one too...an early elementary school teacher! I really think she will make the difference to so many young ones. Of course we have those rare mom/daughter drag outs but for the most part, she has been easy. I give credit to her big brothers for that. I absolutely love being these kids mother. At the same time, I am looking forward to being a Grandmother for the first time and all the adventures that await this new baby girl. Enjoy each moment, time flies incredibly fast.

**Keri Stacy Gann, REALTOR®**

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Last month I received fun feedback and conversation regarding wood floor repair. This month I thought I would use my column to address another home improvement project. Let's talk accent walls!

An accent wall can totally transform a room, taking it from boring and drab to bold and exciting. Accent walls create a new focal point for your space, add liveliness and contrast, and are typically a very inexpensive DIY project.

#### The starter accent wall



You can easily add an accent wall to your room in one afternoon by applying a new paint color. Deep blues and bright oranges are common choices for accent walls but choose a color that will complement your existing decor and overall design aesthetic.

#### Interesting textures

Bright, contrasting paint is a good starting point, but there are other options for accent walls that are even more eye-catching and distinct. Floor-to-ceiling wood planks can make your home seem both rustic and modern all at once and provide a natural, outdoors-inspired feel. It's more work than simply painting a wall, but it's still relatively inexpensive. You can source the wood from pallets at Home Depot or Lowe's and stain it yourself before attaching it to your wall. It takes a little extra elbow grease, but it's worth the effort.

#### Patterns, murals, and more

Paint and wood are bold enough on their own to transform a room, but they're still pretty subtle compared to other accent wall options. A chalk paint accent wall is a creative idea for any room and makes for some fun moments when you're entertaining. There are also endless options for wallpaper and stenciling if you want some patterns or you can get really bold with a mural or oversized art print.

If you have a fun accent wall (or if you don't) and you are thinking about listing your home, let me know! I'd be happy to visit with you and discuss next steps for determining the right price to sell your Sun City home!

**Bob Burgess, Associated Broker**  
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Bob@thestacygroup.com

When we have guests visiting with us here in the Sun City area my wife Julie and I are always excited to show off some of the sights, sounds, landscapes and locations that make this part of Texas so special. Sometimes these unique destinations are right in our own back yard. We have one such a spot right up Williams Dr. and I-35 at Inner Space Caverns.



For those unfamiliar with anything other than the iconic blinking light road sign display, here's a bit about how it was discovered, per Inner Space Cavern's website:

**Inner Space cavern was discovered by a Texas Highway Department core drilling team in the Spring of 1963. Six inch core samples were taken to determine if the ground was stable enough to support a large highway overpass. As they were drilling one of the test holes, the bit suddenly dropped 26ft. and the highway crew knew there was something down there besides rock.**

**News of this fantastic discovery spread fast and within the next few months, the Texas Speleological Society had secured permission to enter and explore the dark reaches of the newly discovered cave. The first group of spelunkers entered the cave on a cool November morning in 1963. A wooden tripod was erected over the core hole, and each person was lowered down the narrow shaft on a rope tied to an automobile.**

**Within the next several days, over 7,000 feet of cave had been surveyed. The passages varied from very tight crawls to large cathedral-type rooms and halls. For the most part the cave was easy going except for a few tight tunnels and the sticky mud that exists in all parts of the cave.**

**Inner Space was opened to the public in the summer of 1966, and since that time hundreds of thousands of visitors have seen this beautiful cave.**

For guests visiting any time of year, keep an Inner Space Caverns tour in mind on your "Things To Do" list. The constant climate underground caverns can be a nice break for the summer heat *or* a warmer than the outside temperature activity in the winter. You can opt for a guide-led 1 hour tour through the largest and most decorated rooms and formations on a paved and lit trail. Comfortable walking shoes are required.

If you've driven past it 100 times and never stopped by or if you've visited 100 times, the other worldly sight-seeing experience at Inner Space Caverns is worth it.

If you are interested in buying or selling an *above ground home* here in Sun City, please reach out and let's chat!

**Cameron Freeman, Realtor ®**  
Cell: 512-740-1836  
Cameron@thestacygroup.com

# ARE YOU CURRENTLY RENTING BUT DREAMING OF OWNING A HOME IN SUN CITY?

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